

Welcome to our Information Session

June 2025



Thank you for joining us to discuss this proposed supportive housing & affordable rental housing development at:

39900
Government Road
& Centennial Way,
Squamish

This project would provide much-needed rental homes for Squamish residents across a range of incomes.

The project we are discussing today is located on the unceded traditional territory of the Skwxwú7mesh Úxwumixw (Squamish Nation). We offer gratitude to the Skwxwú7mesh People who have lived on these lands since time immemorial.

PROPOSED DEVELOPMENT

Project Partners



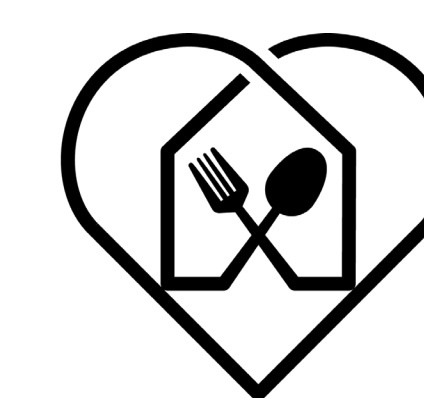
BC Housing would fund the development and construction of the project, as well as provide ongoing operational funding to each of the supportive housing and affordable housing projects.



District of Squamish would provide long-term leases for the land for where the supportive housing and affordable housing buildings would be located.



Squamish Community Housing Society (Housing Squamish) would own and operate the affordable rental housing building.



Squamish Helping Hands Society (SHHS) would operate the supportive housing building and provide staff support for resident care and safety.



PROPOSED DEVELOPMENT

Housing Need in Squamish



50%

Rent increase since 2020**

**Source: Squamish Interim Housing Needs Report, District of Squamish, December 2024 Update
<https://squamish.ca/assets/Planning/Housing/Squamish-Interim-Housing-Needs-Report-Appendix-2024-Update.pdf>

6,840 new housing units are needed by 2031 to meet current and future demand generated by population growth

24% of new housing units will need to serve households earning less than \$45,000 per year

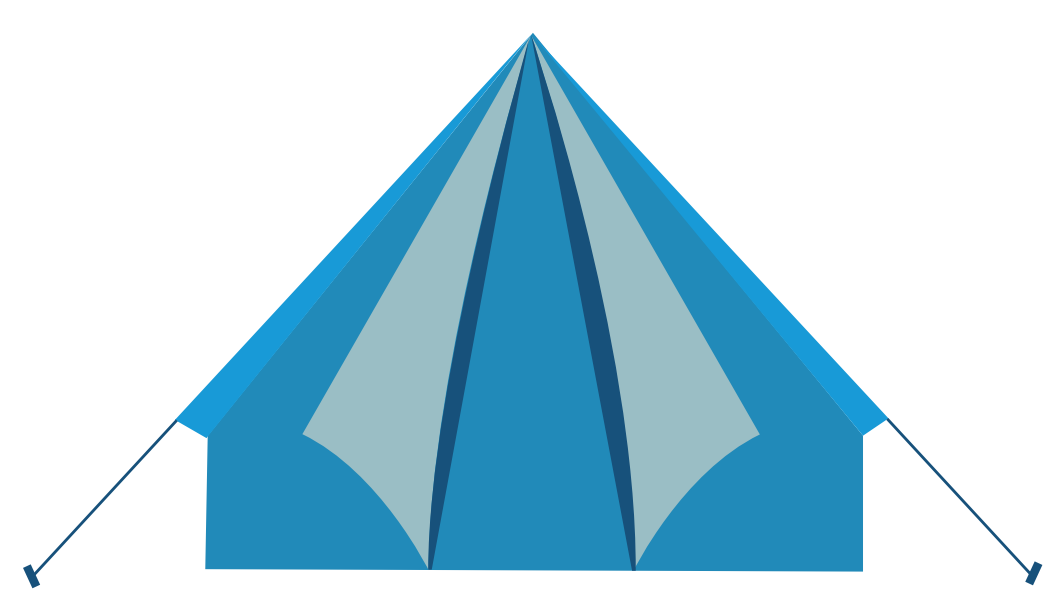
119

People experiencing homelessness in Squamish*



*Source: Point-in-Time, Squamish Helping Hands Society, squamishhelpinghands.ca/stories-and-news/point-in-time/

Please note that this point-in-time count represents only those who participated during this survey period. It is typically considered to be lower than the actual number of people experiencing homelessness in a community.

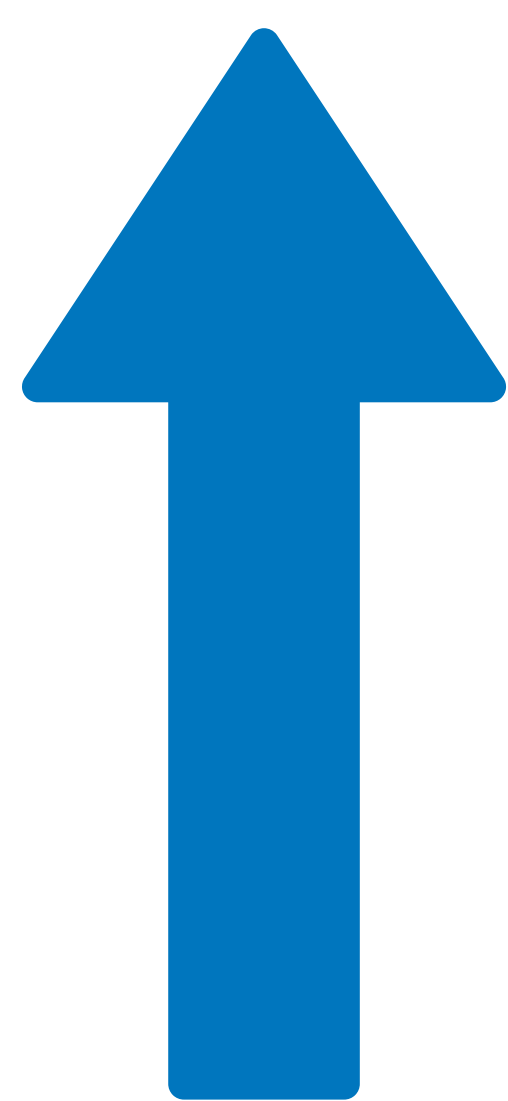


86%

Unsheltered

11%

Increase from the previous count in 2021



The leading reasons for housing loss include:

- not enough income (41%)
- mental health issues (16%)
- conflict with spouse or partner (14%)

Who's impacted?

- Seniors, families, people with disabilities.
- Essential workers are being priced out of the rental market.
- This shortage affects our economy, diversity, and long-term resilience.



Squamish Helping Hands Point-in-Time Count



Learn more about the housing need in Squamish



PROPOSED DEVELOPMENT

Overview

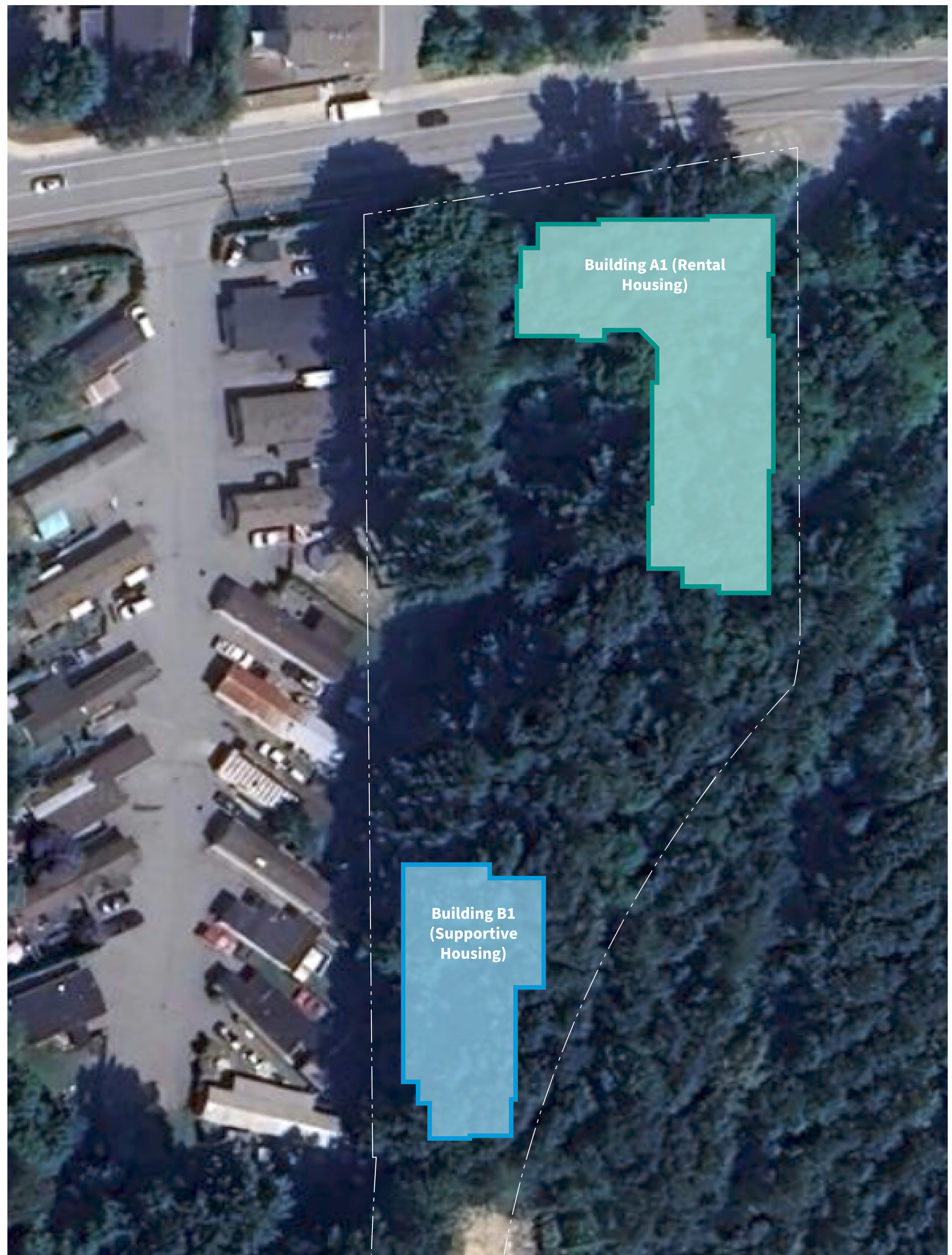
39900 Government Road & Centennial Way, Squamish

Building #1:

Approximately
100 units of affordable
rental homes

Building #2:

Approximately
60 to 65 supportive
homes



PROPOSED DEVELOPMENT Building Renderings

Renderings of the proposed affordable rental housing building



Rendering of the proposed development at 39900 Government Road:



Renderings of the proposed supportive housing building



Note: The building renderings shown are conceptual and for illustrative purposes only. Final designs are subject to change based on ongoing planning, design development and approvals.

PROPOSED DEVELOPMENT

Site Selection

Why this site?

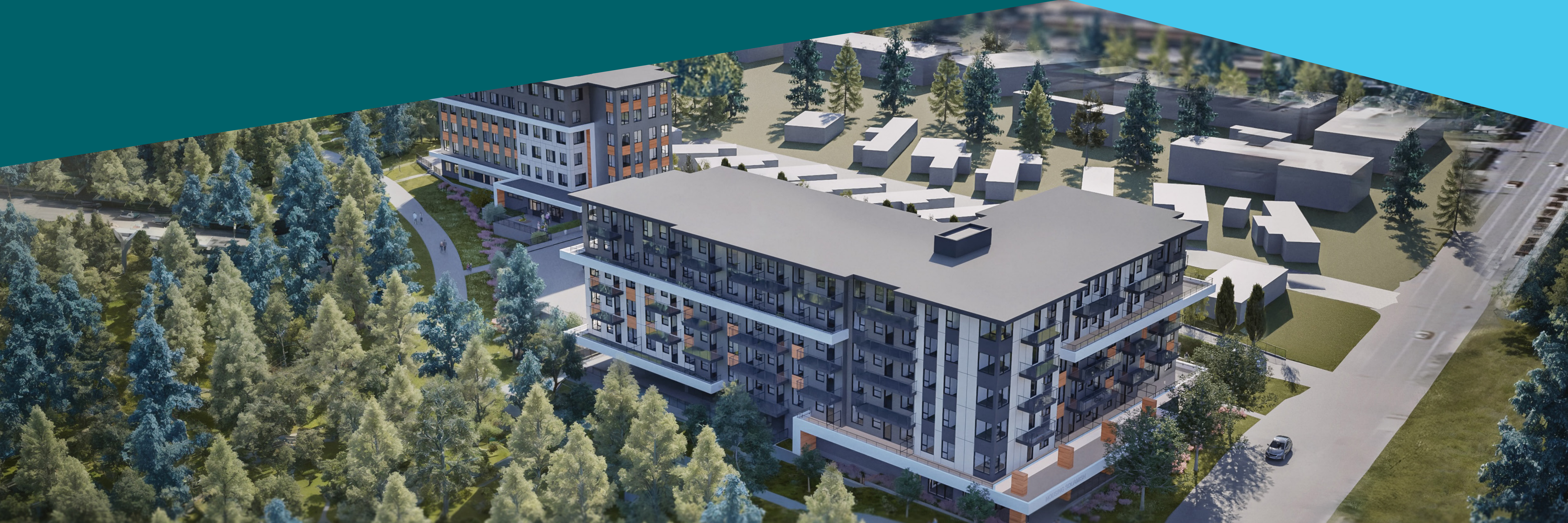
- ➔ The site at 39900 Government Road and Centennial Way is District-owned and vacant.
- ➔ It is one of the last District-owned sites where this type of housing can be affordably built in Squamish.
- ➔ Access to transportation, shopping and community amenities and services is essential for the well-being of low- to moderate-income people who do not own vehicles.

Why co-locate supportive housing and affordable rental housing on the same plot of land?

- ➔ This project maximizes land use and allows more Squamish residents access to much-needed housing while ensuring the most responsible use of public resources.
- ➔ A person's housing needs can evolve over time. Providing a range of housing in the same community allows us to better serve our residents longer-term.

PROPOSED DEVELOPMENT

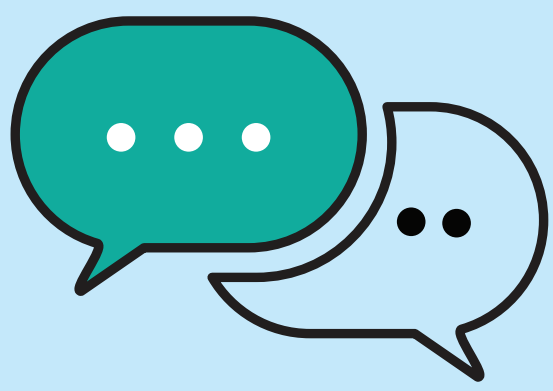
Project Timeline



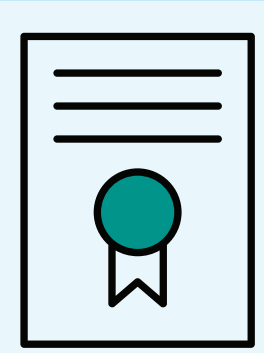
WE ARE HERE



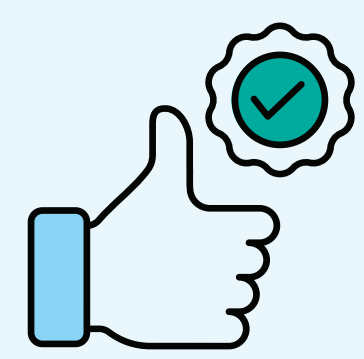
November 2023/June 2025 – Council announces support for the supportive and affordable housing projects to be located at 39900 Government Road, in principle.



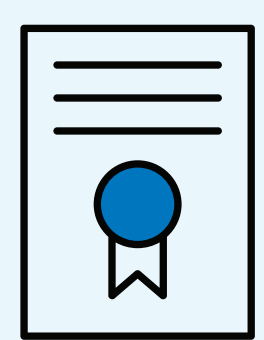
June 25, 2025 – Community Information Session
Community Information Session hosted for neighbours and the wider community to learn more about the project, meet the project team and ask questions.



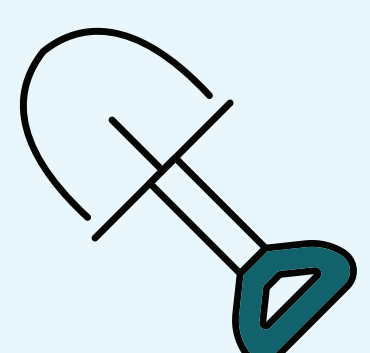
Summer 2025 – Development Permit Application for each building



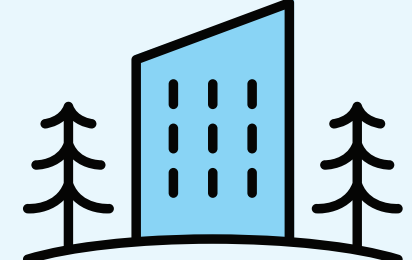
Fall 2025 – Final lease endorsement by Council



Spring 2026 – Building Permit Application for each building



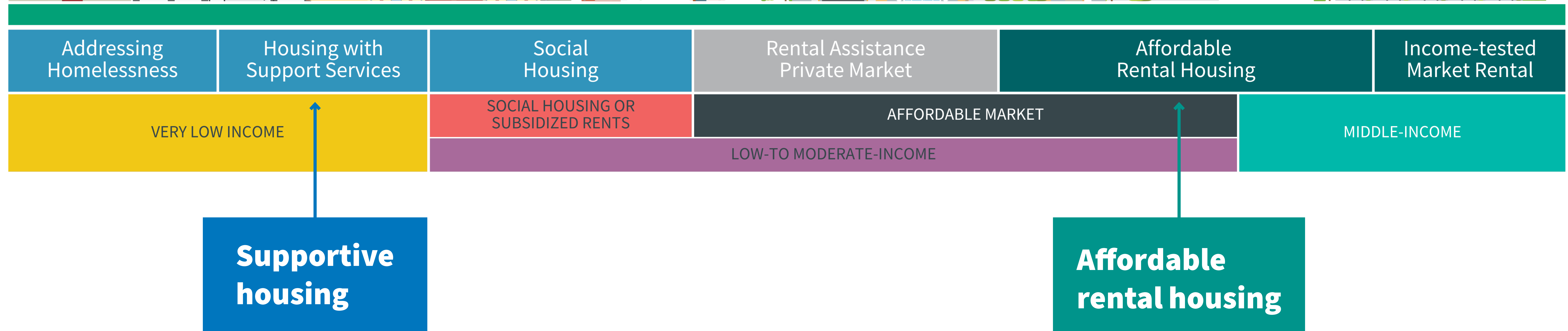
2026/2027 – Estimated construction start



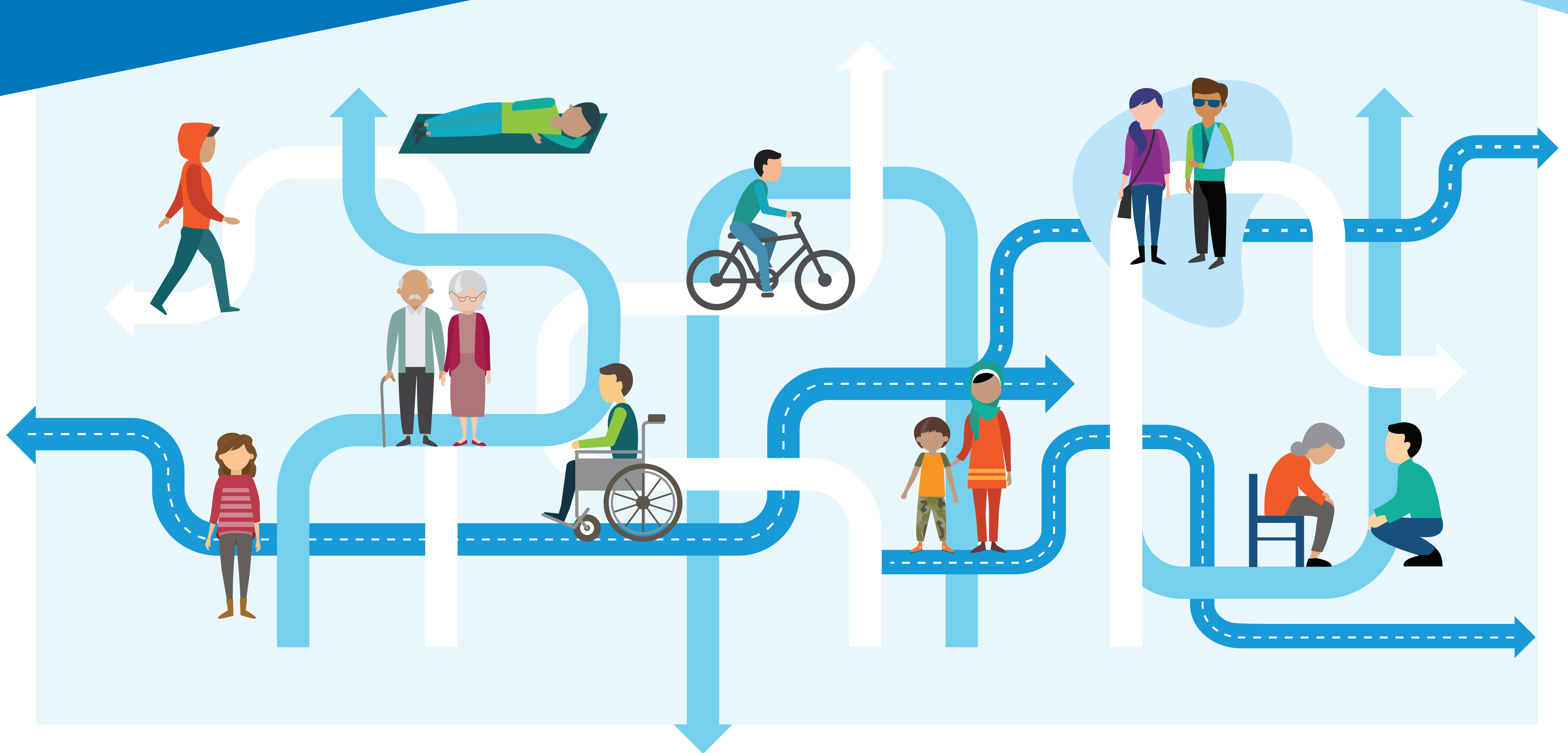
TBD – Estimated completion of the development

BC Housing will follow all District of Squamish bylaws and development requirements for this project. These timelines are estimated and may shift.

Housing Continuum



Reasons to Access Supportive Housing



→ Lack of affordable housing

→ Illness, injury, job loss

→ Gender-based violence

→ Poverty and wealth distribution

→ Floods, fire, climate change

→ Discrimination based on race, gender identity, sexual orientation, disability

→ Impacts of colonization on Indigenous peoples

→ Youth aging out of government care

→ Discharge from hospitals and corrections

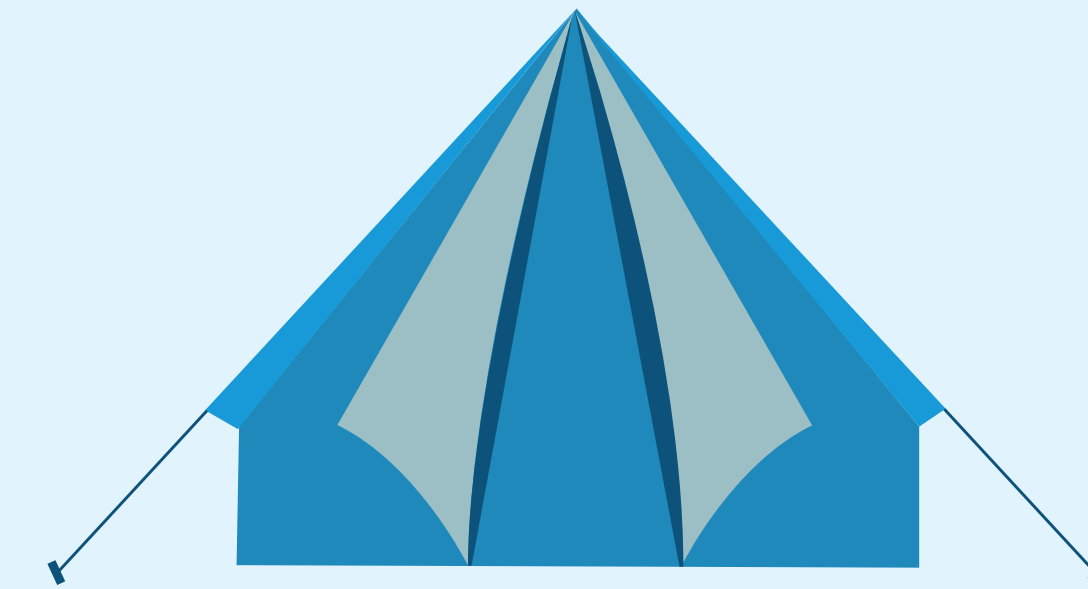
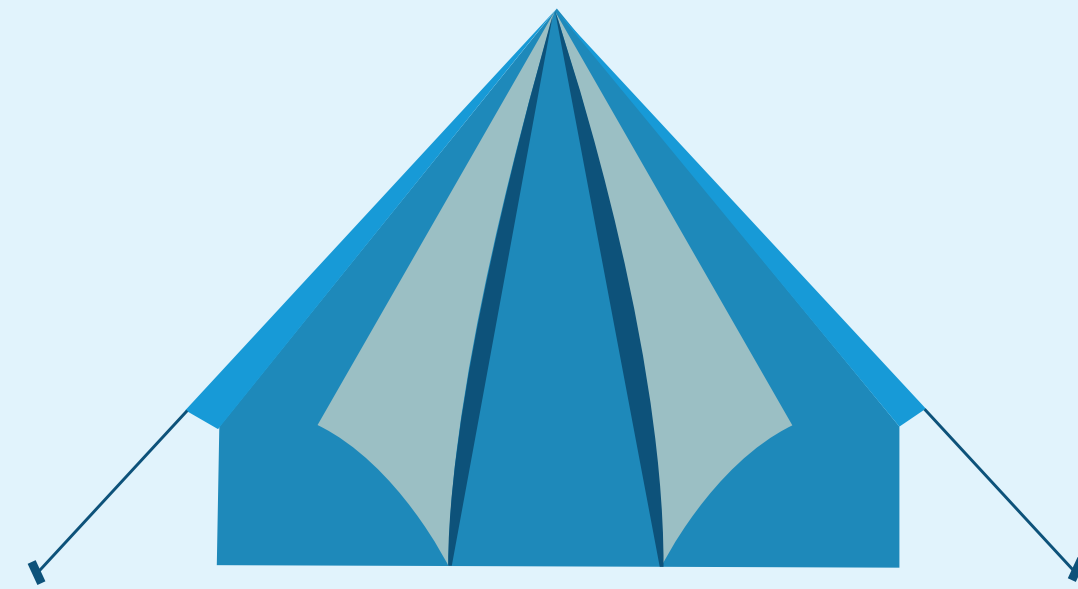
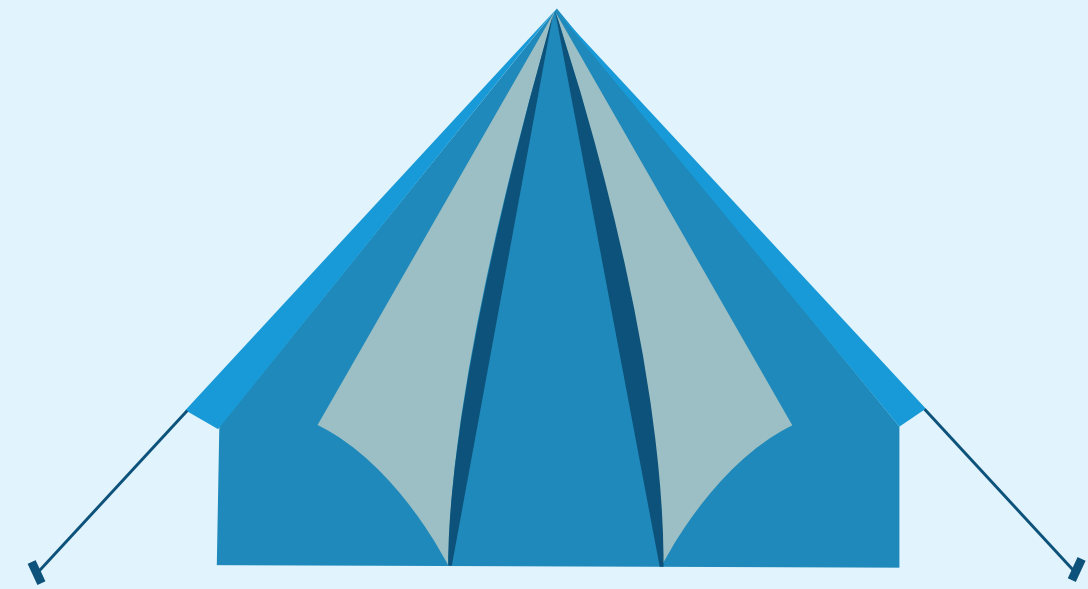
→ Mental health

→ Substance use

→ Barriers to service

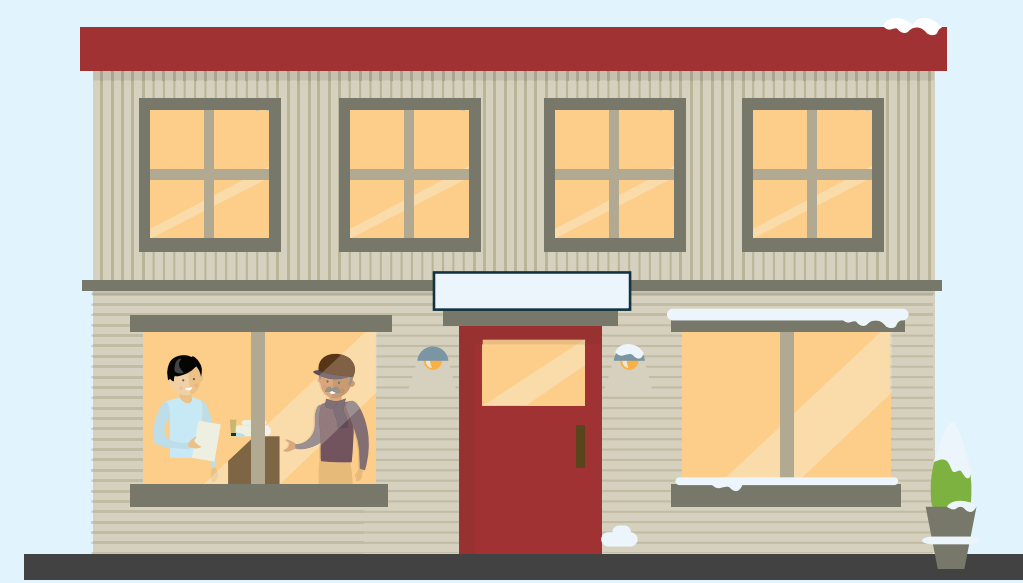
SUPPORTIVE HOUSING

Gateways to Housing



Unsheltered

OUTREACH



**Under One Roof
Emergency Shelter**

16 emergency shelter spaces



**Under One Roof
Transitional Housing**

44 units of transitional housing

COORDINATED ACCESS AND ASSESSMENT AND TRANSITION TO SUPPORTIVE OR AFFORDABLE RENTAL HOUSING



Supportive housing



**Affordable rental
housing**

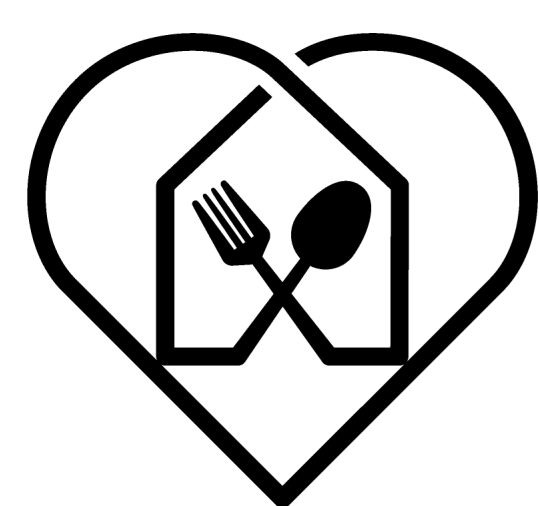
Highline – 8 units
Tantalus Manor – 40 units



**Market rentals with
supported rent
supplements**

SUPPORTIVE HOUSING

About the Operator



Squamish **Helping Hands**

BC Housing selected Squamish Helping Hands Society (SHHS) through a fair and open process to operate the proposed supportive housing building.

SHHS is a community-based non-profit society operating since 2006 offering food and shelter programs to Sea-to-Sky communities

Vision

A safe and healthy community for all

Mission

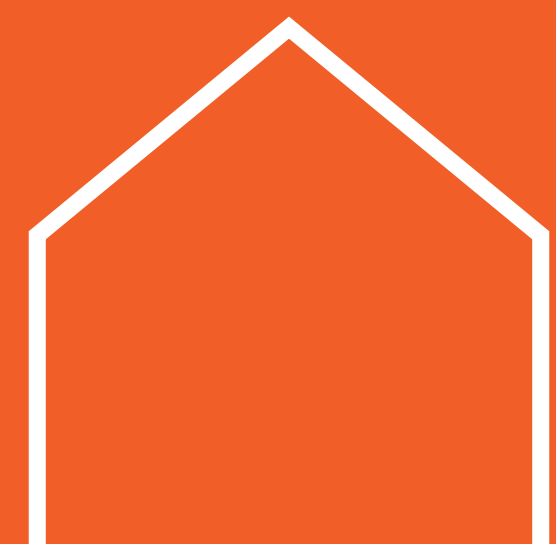
Squamish Helping Hands Society is dedicated to supporting people in our community through our work to inspire hope and independence. Utilizing a harm reduction approach, we do this through our programs and services of culturally aligned care in the areas of:



Learn more about
SHHS by visiting
squamishhelpinghands.ca



Health and
wellbeing



Shelter &
Transitional Housing



Food
Security



Community
Outreach

SUPPORTIVE HOUSING

Supports & Services

The proposed supportive housing is intended for people in Squamish who are **at risk of** or **experiencing homelessness** and need supports to maintain their housing. Unlike transitional housing, residents of permanent supportive housing rent their self-contained studio apartment.

SUPPORTS WOULD INCLUDE:

- 24/7 on-site staff
- Daily meals
- Integrated supports and case planning
- Culturally appropriate services for Indigenous residents
- Services focused on stabilization and connections to housing
- Health services, including connections to community-based mental health and substance use programs
- Overdose prevention and response programs

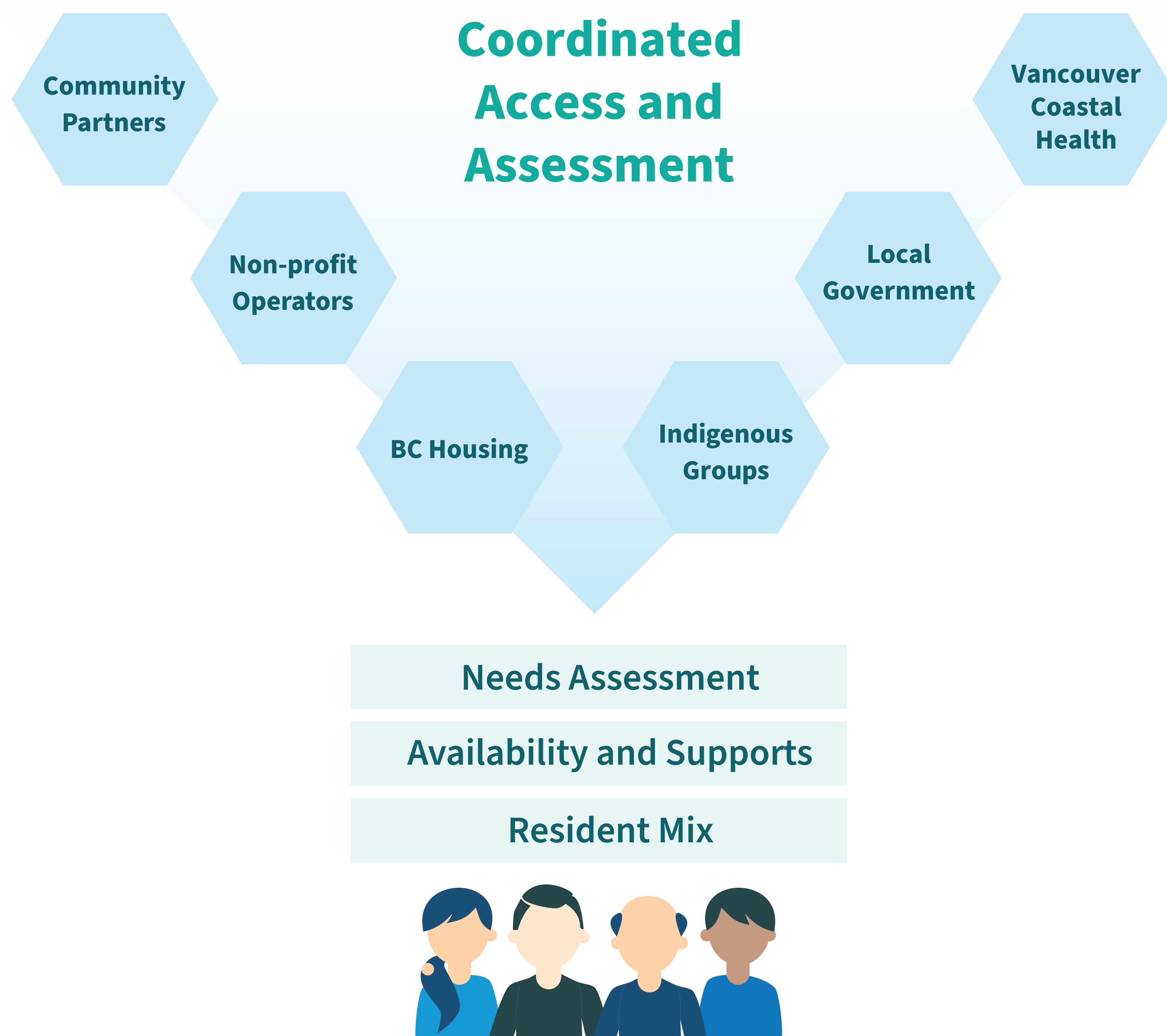
 <p>24/7 professional support staff</p>	 <p>Safe and secure place to sleep</p>	 <p>Daily meals</p>	 <p>Washrooms</p>
 <p>Laundry</p>	 <p>Social connection</p>	 <p>Accessibility features</p>	 <p>Peer employment opportunities</p>
 <p>Connection to community services</p>	 <p>Connections to health care, mental health and substance use services</p>	 <p>Culturally appropriate and trauma-informed support</p>	 <p>Individual case planning</p>

This proposed project would not provide an emergency shelter or drop-in services.

SUPPORTIVE HOUSING

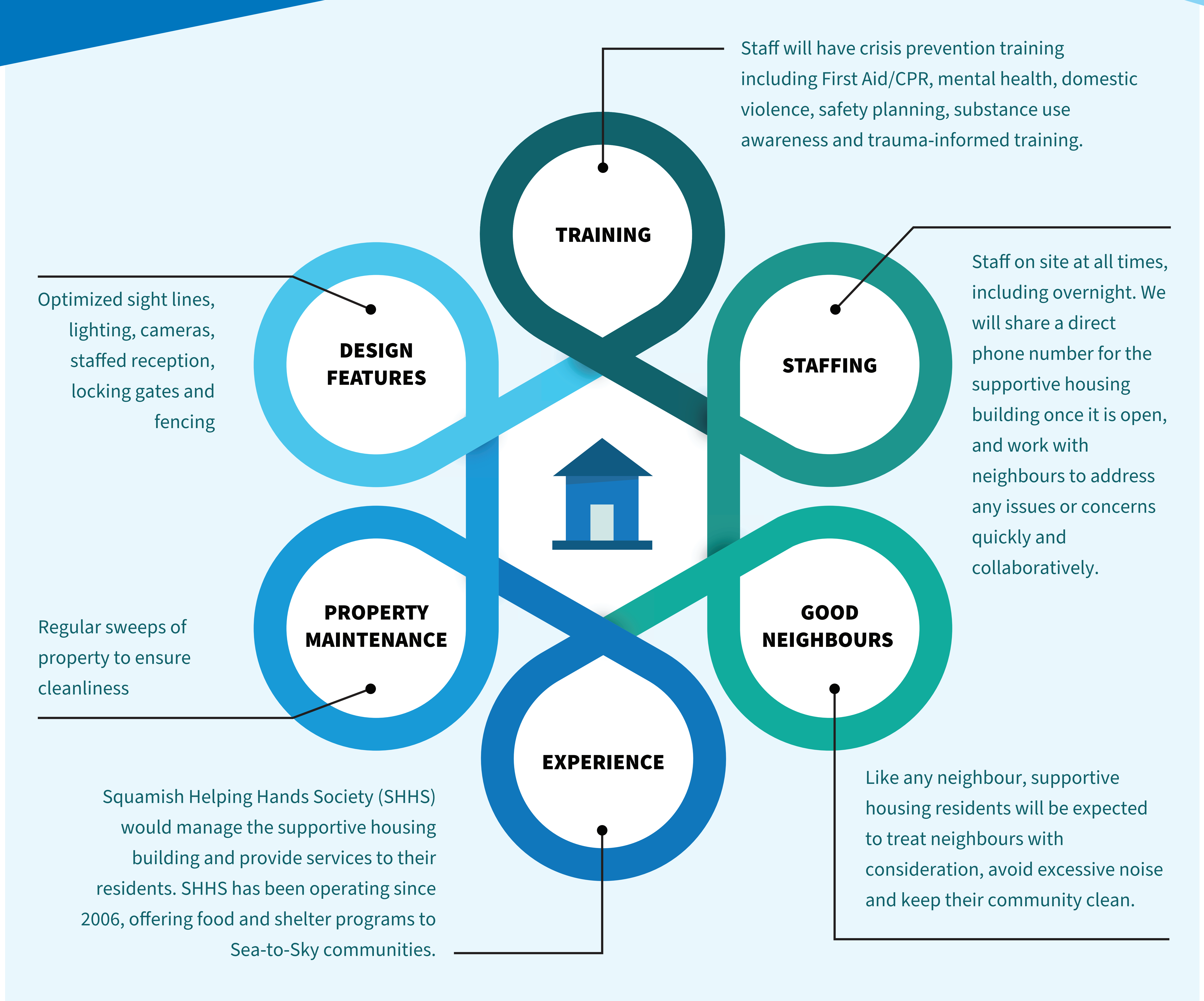
Residents

- All genders, 19+
- Residents of the local community
- Community shelter guests who are ready to transition into housing
- Homes offered based on individual needs and supports available
- Opens more shelter beds for people living outdoors and reduces encampments



SUPPORTIVE HOUSING

Residents & Site Safety



SHHS and Housing Squamish would work closely together to ensure the two buildings operate smoothly.

AFFORDABLE RENTAL HOUSING

About the Project

Squamish Community Housing Society (Housing Squamish) is applying to the Province's Community Housing Fund (CHF) to build approximately 100 affordable homes.

- A mix of studios, one-bedroom, two-bedroom, and three-bedroom apartments for low to moderate income households.
- Residents would need to meet income and family-size criteria.
- At least 5 homes would be wheelchair-accessible or with adaptable features.
- Residents must be able to live independently without on-site supports.
- Housing Squamish is applying to the Province's Community Housing Fund (CHF) to build these affordable rental homes. *This funding is not yet confirmed.*



How much would rent be?

Residents of 70% of the units pay rent geared to income (30% of household income as determined based on annual income testing.) Including:

- **20%** for residents with very low incomes, such as those receiving income or disability assistance.

The remaining 30% of units are made available at below-market rents for households with moderate incomes.

AFFORDABLE RENTAL HOUSING

Housing Squamish



**SQUAMISH COMMUNITY
HOUSING SOCIETY**

Housing Squamish is a non-profit housing provider established in 2021 by the District of Squamish and community partners, with a mission to catalyze housing solutions in Squamish.

Vision & Mission

Vision: A diverse, equitable, and resilient Squamish where housing enables everyone to thrive.

Mission: To drive housing solutions across the full spectrum of needs in our community.

Values

Reconciliation: We partner with and uphold the rights of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) and other neighbouring Nations.

Collaboration: We seek shared solutions and value the wisdom of the collective.

Equity: We apply an equity lens to ensure our work is inclusive and welcoming to all.

Generational Thinking: We plan for the long term, making decisions that support future generations and meet Squamish's evolving housing needs.

Transparency: We commit to good governance, open communication, and data-informed decision-making.



Learn more about Housing Squamish by visiting housingsquamish.ca

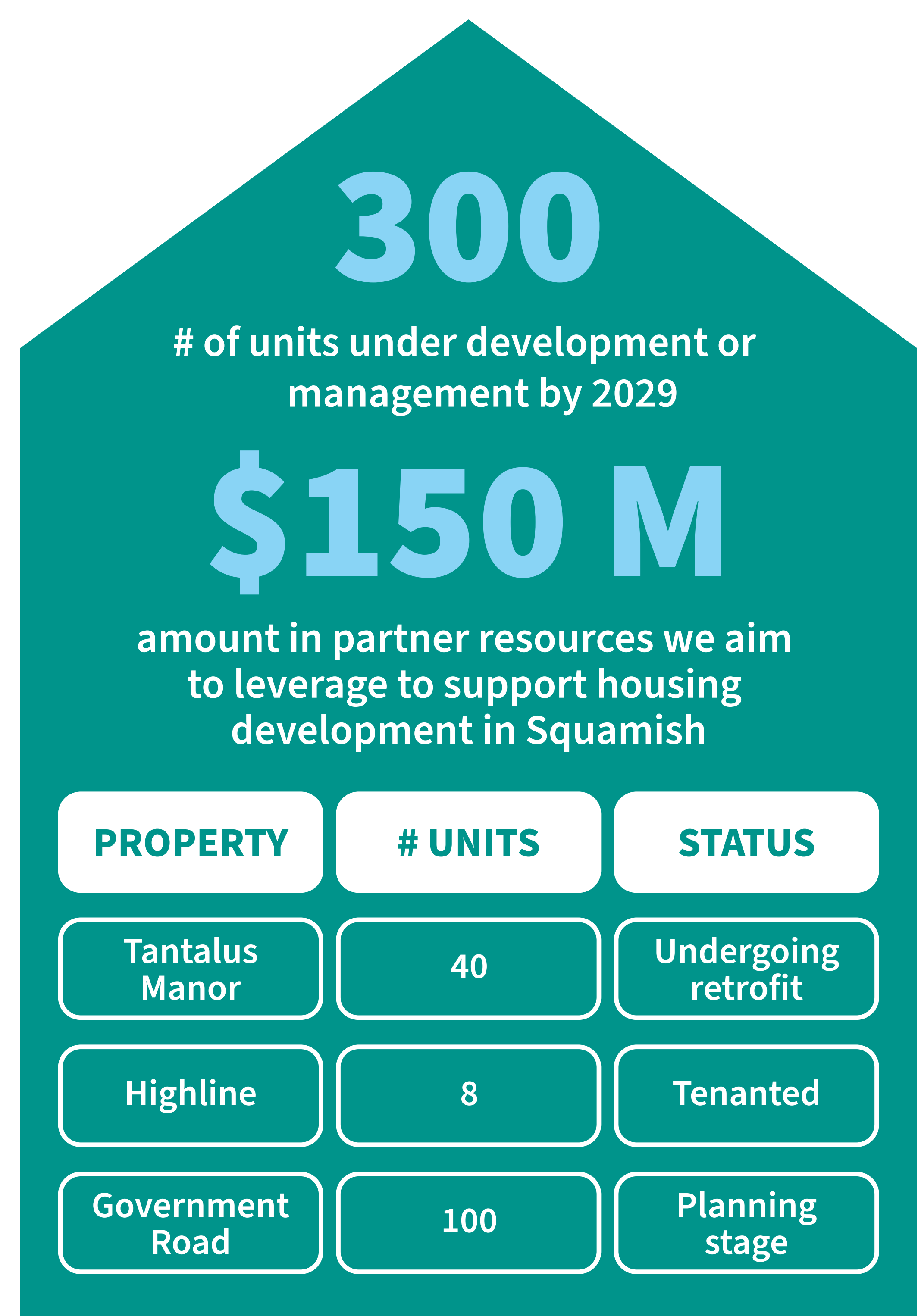


AFFORDABLE RENTAL HOUSING

Housing Squamish

Our Strategic Plan is grounded in community input and identifies four pillars of activity. The 4 pillars are:

- **Bring housing to our community:** increase supply and access to housing that is attainable to local incomes.
- **Strengthen housing delivery:** collaborate with local providers and make it easier for people to find and keep a home.
- **Engage, educate & advocate:** listen, share knowledge, and speak up for housing solutions that reflect our community's needs.
- **Embody good governance:** make thoughtful, transparent decisions rooted in our values and focused on long-term sustainability.



Thank you

Stay in touch

BC Housing and all project partners will respond to questions, share project updates and keep lines of communication open throughout this multi-year development project.



Let's Talk Housing BC project webpage
letstalkhousingbc.ca/squamish-government-road

Questions?

Contact BC Housing at any time with questions about this project or housing initiatives across the Province by emailing: communityrelations@bchousing.org

For any questions about Squamish Helping Hands Society, please email:

info@shhs.ca

For any questions about Housing Squamish, please email:

info@housingsquamish.ca

For any questions about the District of Squamish, please email:

planning@squamish.ca

